Woodbridge
N. J.

The Place Of Opportunity—
For Home Owner And Industry

MEMORIAL MUNICIPAL BUILDING, WOODBRIDGE, N. J.

Woodbridge

Invites Home-Loving People To Come To The Municipality Of Homes And Industrial Opportunities

Middlesex County's Fastest Growing Municipality

Woodbridge's Real Estate Department is eager to serve you and to furnish you with any specific data you may require if you are interested. No obligation on your part whatsoever. Our interest lies in having you investigate WOODBRIDGE, and placing in front of you a report based on your requirements—residentially and industrially.

Write to:

REAL ESTATE DEPARTMENT,
Memorial Municipal Building,
1 Main Street,
Woodbridge, New Jersey.

FACTS

LOCATION

Woodbridge Township is located in Middlesex County, New Jersey, within the metropolitan area of New York City, twenty miles from the Holland Tunnel; is forty-five minutes by train from the Pennsylvania Station in New York; and is southwest of Manhattan and due west of Staten Island. The Township is made up of nine areas—each having its own community and center. These communities are Avenel, Colonia, Fords, Hopelawn, Keasbey, Iselin, Sewaren, Port Reading, and Woodbridge proper.

TRANSPORTATION

The Township is served by the following railroads: The Pennsylvania main line and the Perth Amboy and Woodbridge branch to the seashore; the Central Railroad of New Jersey, the Philadelphia and Reading Railroad, and the Lehigh Valley Railroad.

New Jersey Superhighway Route #25 from New York to Philadelphia traverses the Township north and south. State Highway Route #35 connecting with the new Edison Bridge leaves Route #25 at or near the Cloverleaf in Woodbridge. State Highway Routes #4 and #27 also pass through the Township. Tentative plans also point to the new proposed twelve-lane industrial highway passing through and across Woodbridge.

Water transportation is available through Staten Island Sound and the Raritan River.

Public Service buses afford transportation across the Township in all directions and fast passenger train service is available.

TYPE AND POPULATION

Woodbridge Township has a population of over 27,000 and is so located that the availability of labor from its surrounding areas is plentiful. Woodbridge is essentially an industrial and residential Township and has very little agricultural development. Stores of every description for the convenience of residents are centrally located and of late two new super-markets and an F. W. Woolworth store have been located in Woodbridge proper.

SCHOOLS AND CHURCHES

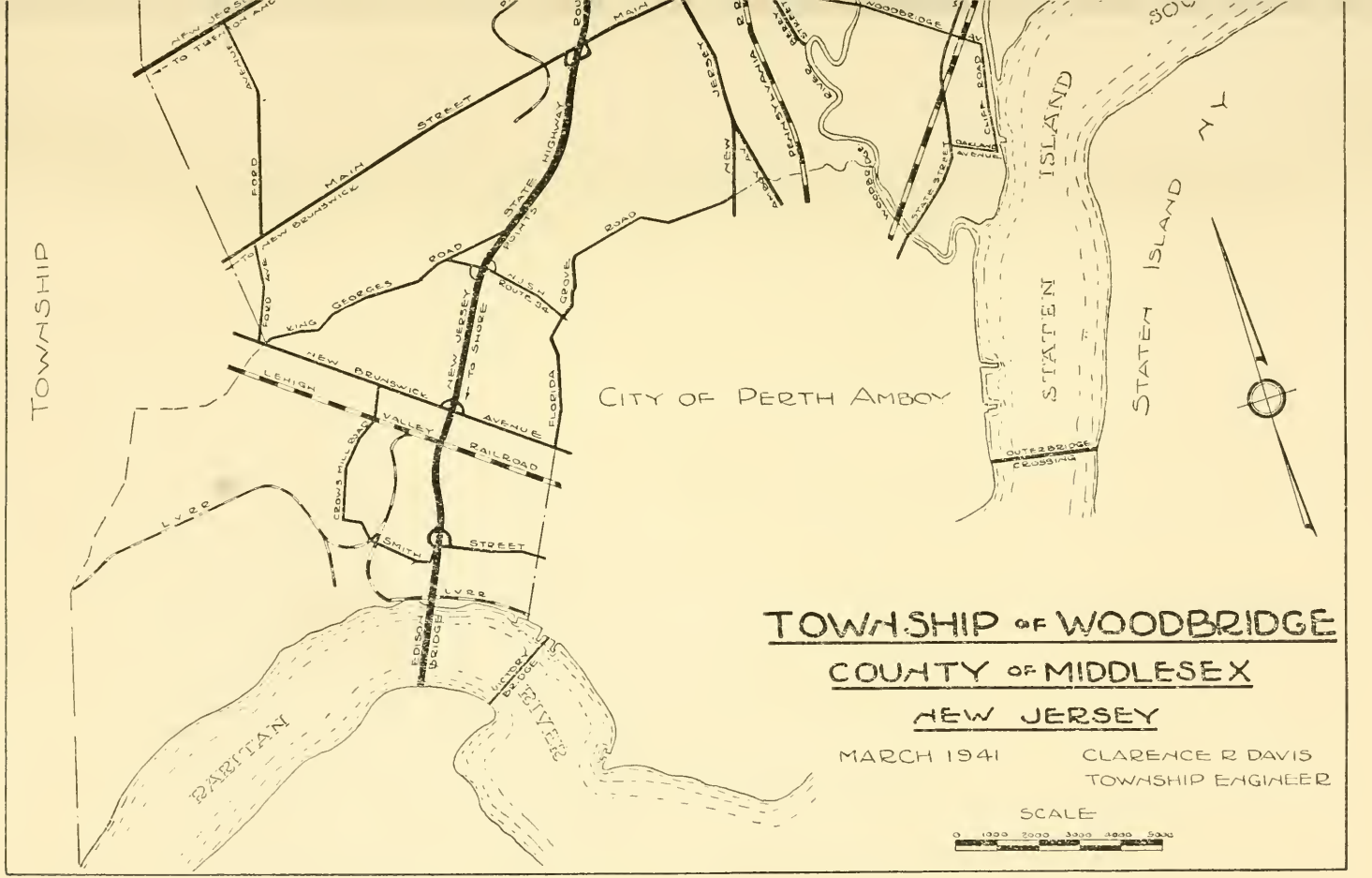
Churches of all denominations are located within the Township and the School system consists of fourteen elementary schools, one high school, one parochial school and one Girls' Vocational School.

STREETS AND UTILITIES

The Township has fifty miles of permanently paved streets including state and county highways and the Township is served by adequate sewers. Gas for heating purposes can be had in practically any location and the water supply is ample. The water supply comes from 17 artesian wells having a capacity of 8,000,000 gallons a day together with an alternate supply with a capacity of an additional 5,000,000 gallons daily. There is a total of 77.75 miles of water lines in the Township. The Public Service Electric and Gas Company furnishes electric power throughout the Township.

INDUSTRIES

The employment afforded in the Township is from about thirty industrial plants of various sorts. There is a large chemical manufacturing plant, a steel office equipment plant, numerous clay mining and refining plants and allied industries, storage terminals for large oil companies and lesser light manufacturing units.



TOWNSHIP OF WOODBRIDGE

COUNTY OF MIDDLESEX

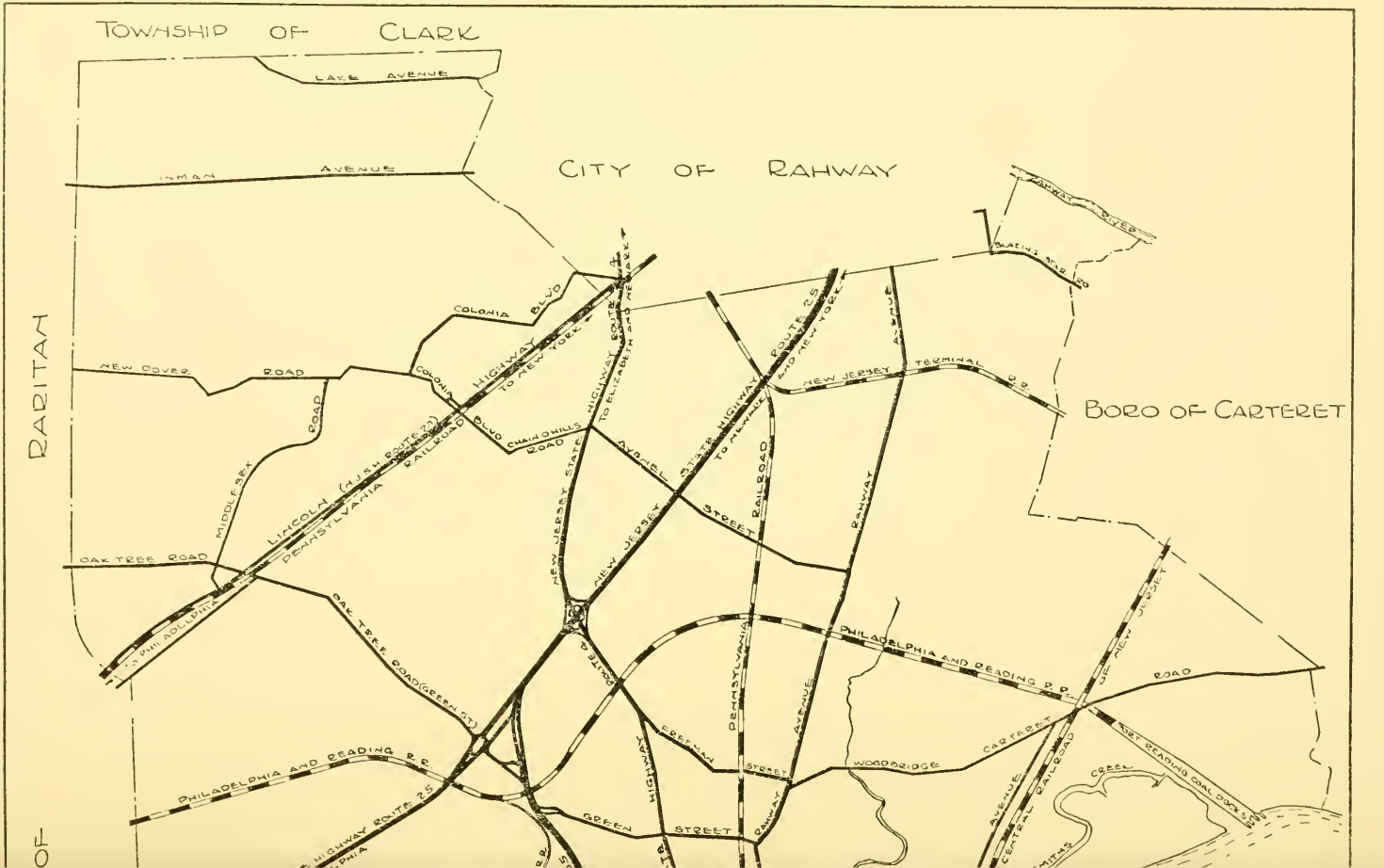
NEW JERSEY

MARCH 1941

CLARENCE R DAVIS
TOWNSHIP ENGINEER

SCALE

0 1000 2000 3000 4000 5000


TOWNSHIP OF CLARK
LAKE AVENUE
INMAN AVENUE
CITY OF RAHWAY
RAHWAY RIVER
BLAZING STAR RD
COLONIA BLVD
HIGHWAY ROUTE 4 TO NEW YORK
HIGHWAY ROUTE 4 TO ELIZABETH AND NEWARK
NEW DOVER ROAD
COLONIA BLVD
CHAIN O HILLS ROAD
NEW JERSEY STATE HIGHWAY ROUTE 25 TO NEWARK AND NEW YORK
NEW JERSEY TERMINAL R.R.
BORO OF CARTERET
RARITAN
MIDDLESEX ROAD
LINCOLN (NJSH ROUTE 27)
PENNSYLVANIA RAILROAD
AVENUE
RAHWAY
STREET
NEW JERSEY STATE HIGHWAY
OAK TREE ROAD
TO PHILADELPHIA
OAK TREE ROAD (GREEN ST)
PHILADELPHIA AND READING R.R.
PENNSYLVANIA
AVENUE
FREEMAN STREET
WOODBRIDGE
CARTERET
ROAD
PORT READING COAL DOCKS
CREEK
CENTRAL RAILROAD
PHILADELPHIA AND READING R.R.
HIGHWAY ROUTE 25
GREEN STREET
RAHWAY
OF

BUILDING GROWTH

A study of charts on building permits shows a very decided upper trend representing new construction of homes. There is at present many developers constructing new homes in the Township and the demand exceeds the supply.

AREA AND ZONING

Below will be found an area analysis on an acreage basis:

Total area	15,360 acres
Total area subdivided	6,550 "
Total area unplated	8,802 "
Total number of plated lots	75,000
Zoned for Residence "A"	1,914 acres
Zoned for Residence "B"	7,489 "
Zoned for Residence "C"	125 "
Zoned for Light Industry	2,731 "
Zoned for Heavy Industry	2,554 "
Zoned for Business	547 "

The Township has sufficient room for future trend without any further sub-divisional expansion. The areas zoned for industrial uses offer ample space for future development. There are 7.44 miles of navigable water frontage in the Township. Water frontage having the desirability of this location is relatively scarce in the New York area.

PARKS

The total improved park area covers one hundred acres.

ECONOMIC FACTORS

Cost of Living:

Rents—reasonable and governed by supply and demand.

Food—in line with costs for New York area following national trend.

Other necessities—follow the national trend.

Taken by far and large, the cost of living in Woodbridge Township is no greater or lesser than the cost in hundreds of other industrial cities. The standard of living is, no doubt, lower than the average, yet no lower than comparable industrial areas; at least no slum conditions are prevalent. Single homes predominate, thereby offering better opportunity for home life.

MAJOR INDUSTRIES IN TOWNSHIP OF WOODBRIDGE

SHELL OIL COMPANY

ROYAL PETROLEUM CORPORATION

VULCAN DETINNING

CREOSOTING PLANT
SHIPPING AND COAL DOCKS } READING COMPANY

SECURITY STEEL EQUIPMENT CORP.

NATIONAL FIREPROOFING CORP. (two plants)

GENERAL CERAMICS CORPORATION

THE CARBORUNDUM COMPANY

THE HEYDEN CHEMICAL COMPANY

THE CATALIN CORPORATION

UNIFORM CHEMICAL PRODUCTS, INC.

FOODS CONCENTRATES, INC.

PHILADELPHIA QUARTZ

TYSON BROS.

A. GUSMER, INC.

FEDERAL SEABOARD TERRA COTTA CO.

CLOVERGREEN DAIRIES, INC.

N. J. WOOD FINISHING CO.

MUTTON HOLLOW FIREBRICK CO.

M. D. VALENTINE & CO.

HAMPTON CUTTER CLAY MINING CO.

ELECTRIC SMELTING & REFINING CO.

AMERICAN CYANAMID & CHEMICAL CORP.

MIDDLESEX CONCRETE & EXCAVATING CORP.

JENNINGS YACHT BUILDING & STORAGE YARD

WOODBRIDGE PRINTING & PUBLISHING CO.

Woodbridge Township Offers Industry:

Property having many favorable factors which would tend toward stability of value. Some of them are:

1. Location in New York metropolitan area.
2. Desirability for home sites for manual workers.
3. Desirability for industrial plants.
4. Desirability for clay manufacture.
5. Water shipping facilities.
6. Abundant rail facilities.
7. An abundance of power.
8. Good water supply.
9. Easy and fast transportation.
10. Sufficient major highways.
11. Nearness to markets.
12. Ample school, fire and police facilities.
13. A reasonable tax rate and just valuations.
14. Land values that will increase as land becomes scarcer in the twenty-five mile radius of New York.
15. One of the largest suburban weekly newspapers in the State—Woodbridge Independent-Leader.

INDEPENDENT LEADER